



HERITAGE STATEMENT FOR

17 WELL ROAD HAMPSTEAD



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1 INTRODUCTION

Corrie Newell Historic Buildings Consultancy (CNHBC) has been working in collaboration with F3 Architects on the proposals for refurbishment and alterations to 17 Well Road.

This statement is based upon the proposals prepared to date by F3 Architects and is to be read in conjunction with the F3 Plans of Significance, proposal drawings and supporting documents.

1.1 Authors of Report

Corrie Newell is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation, and has over 25 years' experience working with listed buildings.

Katie-Hannah Wright BA (Hons) BArch RIBA ARB CA is an RIBA Accredited Conservation Architect for F3 Architecture and Interiors. She has considerable experience, specialising in Conservation and Listed Building refurbishment since 2007.

2 SUMMARY OF PROPOSAL

The application is for the refurbishment, repair and minor alteration of 17 Well Road, to suit a reconnection with no.18 Well Road; as per certificate of lawfulness ref: 2019/3652/P

17 Well Road is in residential use and this will be maintained.

This statement supports a Full Planning and Listed Building Consent application, submitted to the Local Planning Authority.

3 HERITAGE SIGNIFICANCE

17 Well Road is part of a substantial late Victorian Villa facing Hampstead Heath, previously called 'the Logs'. It was subdivided into separate maisonettes in the mid Twentieth Century.

3.1 List Entry

17 Well Road was listed Grade II, with the rest of The Logs, on 14th May 1974 and its entry is as follows:

"The Logs and attached wall and archway:

II

Includes: Nos.1, 2 AND 3 CANNON LANE.

Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimney-stacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase. SUBSIDIARY FEATURES: attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion-like creatures, 2 to each side of gable; base of gateway with paired inset colonnettes and enriched corbels; panelled double doors.

HISTORICAL NOTE: Gotto was a successful civil engineer and developer of land in this part of Hampstead."

No.17 Well Road includes the prominent tower and a portion of the later northern wing.

3.2 Hampstead Conservation Area

The Logs is within the Hampstead Conservation Area. The house is described under the section on Well Road on page 24 of the Hampstead Conservation Area Appraisal as:

"Further towards the Heath is The Logs, Nos.17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale."

The CAA notes it is a Listed Building and located within Sub-Area 2.

The characteristics of this part of the Conservation Area comprise an *intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street, with an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.*

4 DOCUMENTARY EVIDENCE

4.1 1864-1868 Evidence

Historic maps show that the house was one of the last of a group of substantial houses to be built and it encroached upon a former Green.



Figure 1 - 1873 OS First Edition Map (surveyed 1864-1865).

The original house was published in *'The Builder'* in 1868¹. It cost £9,000 to build and was designed by J.S. Nightingale for Edward Gotto, a local civil engineer and developer.

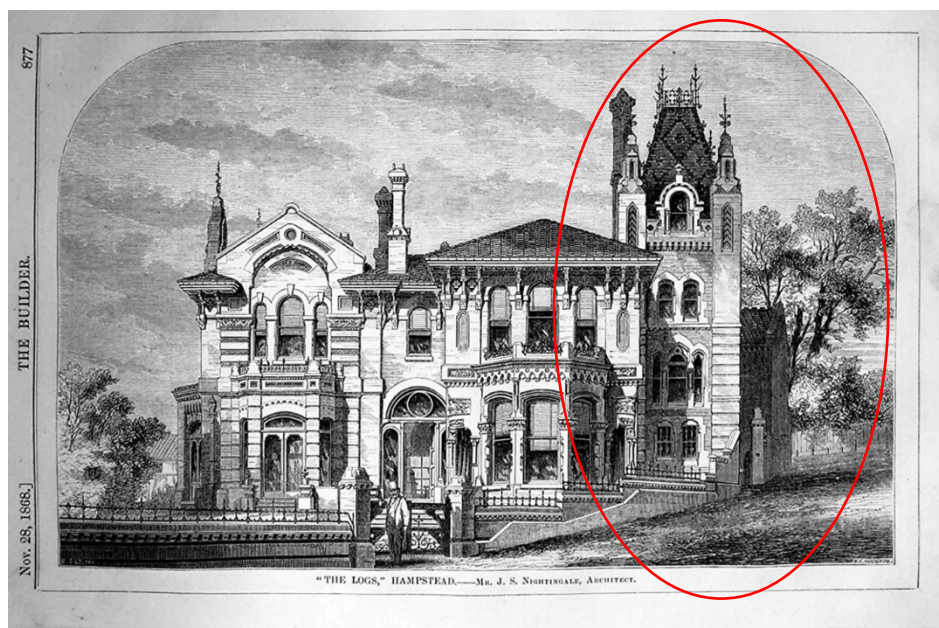


Figure 2 - 1868 Original Entrance Elevation. Number 17 comprises the tower element of the original house.

¹ *'The Builder'* Magazine, 28 November 1868. Richardson, John (2000) attributes the variety of styles to Gotto.

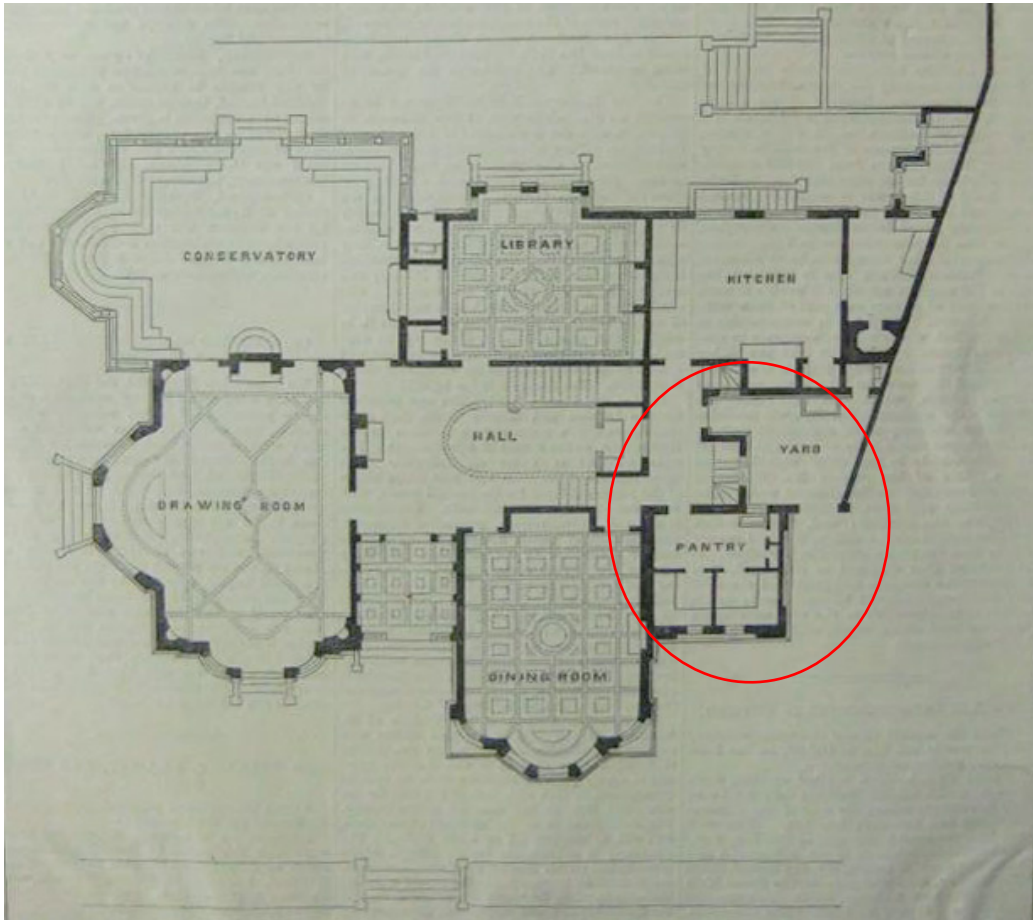


Figure 3 - . 1868 Original Ground Floor Plan and raised Garden platform.

The Logs was described in 'The Builder' as:

'The house we illustrate in our present number is faced with doublepressed Burham bricks (the stables and offices with wire-cut Burham bricks), and has Portland stone dressings. Red bricks are sparingly used in panels, under the eaves and strings. The eaves project considerably from the face of the wall, and have a panelled soffit of Portland stone, supported on carved cantilevers. Polished granite and red Mansfield stone are used externally, and serpentine and Plymouth rock internally, in decoration. The roofs are covered with the Broomhall Company's patent tiles. Portland stone has been used internally for principal staircase, hall window, and screen between hall and vestibule. The hall, vestibule, and conservatory are paved with Minton's tiles.

There are open stained deal roofs over the hall and billiard – room. The joiner's work generally is of pitch pine, and carved work is introduced in the doors and other parts of ground floor. The drawing-room and diningroom ceilings have pitch pine ribs and cornices, and the library ceiling is wholly pitch pine. Arrowsmith's parquet has been used for the floors of the principal rooms. The furniture was made from special design'.

The spaces within number 17 comprise the tower and back of house staircase.

4.2 1876 Extensions

In 1876 the house was extended for Edward Gotto to the North-west and South-east and altered to provide a Billiard Room, additional service areas and a substantial glazed entrance lobby².

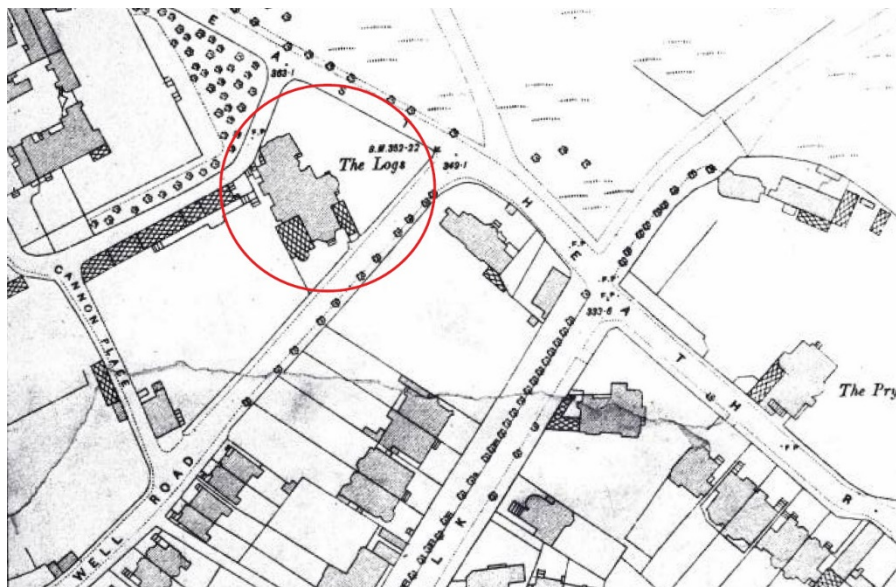


Figure 4 - 1894 OS 2nd Edition Map showing the extensions to the flank elevations of the house. The map shows that the platform indicated on the original plans led to extensive glasshouses along Cannon Lane

Edward Gotto lived in the building until his death in 1897. It was then leased to Frederic Pusinelli³. The 1911 census recorded that Frederic Charles Pusinelli and family occupied the house and employed seven servants, including a footman, a lady's maid, two housemaids, a parlour maid, a kitchen maid, and cook.



Figure 5 - 1906-1911 Deed plan when the house was occupied by Frederic Pusinelli and family

1 ² Service, Alastair 'Victorian and Edwardian Hampstead', 1989.

³ 1897 Lease between Sarah Gotto and Frederick Pusinelli. This contains a schedule of rooms.

4.3 1920s and 1930s

Frederic Pusinelli died in 1920 and the next owner is recorded as **Charles Todd Owen (1870 – 1941)**, a **paper mill owner and amateur microscopist**⁴.



Figure 6 - 1920 Third Edition Ordnance Survey Map, surveyed 1912

Although the outline is simplified, it indicates that Frederic Pusinelli made no changes to the extent of the building.



Figure 7 - 1935 Fourth Edition Ordnance Survey Map.

A further Conservatory had been added to the rear of the original Conservatory. The original Conservatory is shown solid rather than with the crosshatching denoting a glazed building. This is

⁴ Charles Todd Owen, owner of Ely Paper Works, Cardiff. <http://microscopist.net/OwenCT.html>. Ely Paper Mill

consistent with the next floor plan layout (below), which shows a solid built room and a first floor added above this room.

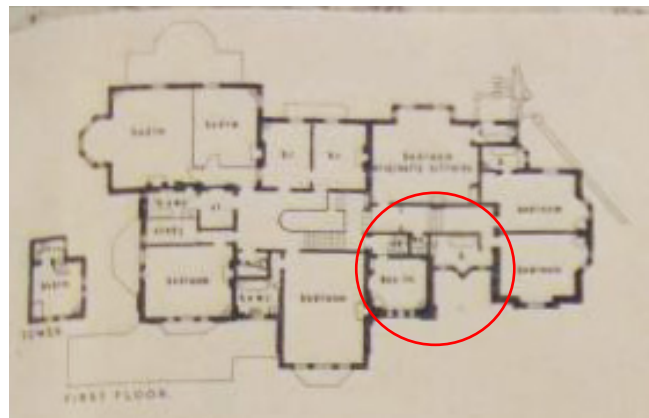


Figure 8 - Circa 1935 First Floor Plan

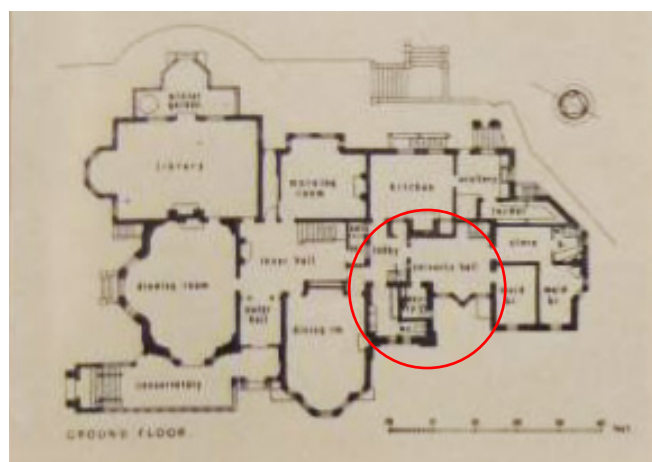


Figure 9 - Circa 1935 Ground Floor Plan.

Figures 8 and 9 are reproduced from an undated article in the RIBA collection, which incorrectly attributes this floor layout to the original design.

4.4 Summary of changes to the original interior layout:

1. Changes documented in 1876:

- The angled wall on the RH flank end was moved and a new wing with Billiard Room and service rooms extended into the gap.
- The original entrance was altered, with an additional glazed front lobby extended towards the front of the Dining Room bay (now lost). The spaces under the stair, the Dining Room stack and the floor levels of part of the stair hall were also altered.

2. Changes documented after 1920:

- Rebuilding of the original Conservatory into an enlarged Library, with a new first floor bedroom range above.
- Within number 18, this involved blocking off the opening to the original Conservatory, to create a garden passageway (now lost) in the place of former lobbies, with associated alterations to the First Floor landing to provide access to the new first floor bedrooms, and alteration to the original LH rear bedroom wall to provide a fireplace for the new first floor bedroom.

4.5 1944 Sales Catalogue

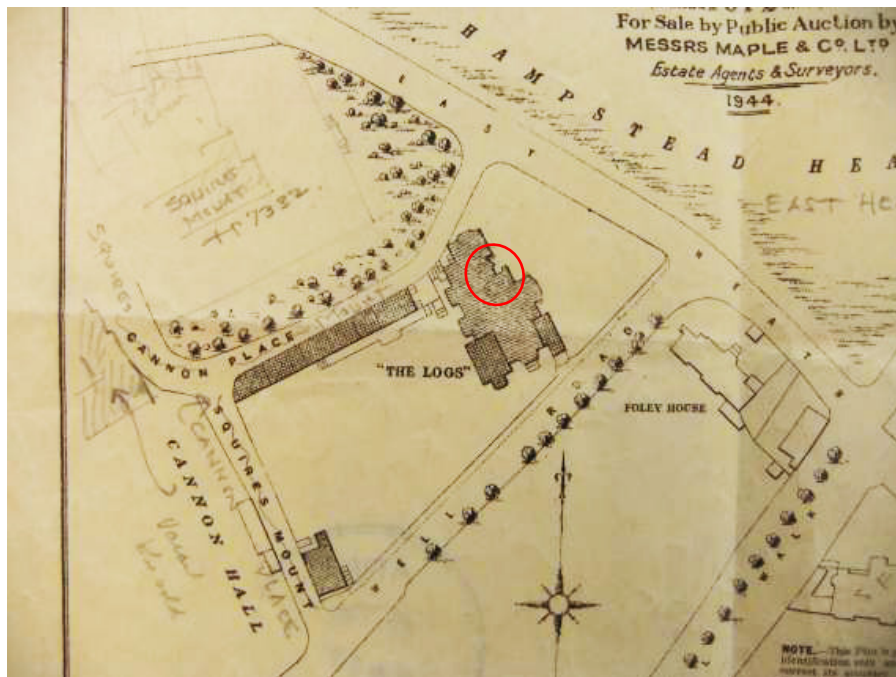


Figure 10 - 1944 Sales catalogue. RIBA Collection

The map shows the extent of the building reinstated to that of 1920. Although an out-of-date plan may have been used for the purpose, later maps also indicate that the last conservatory extension lasted only a short period.

4.6 1950s Subdivision

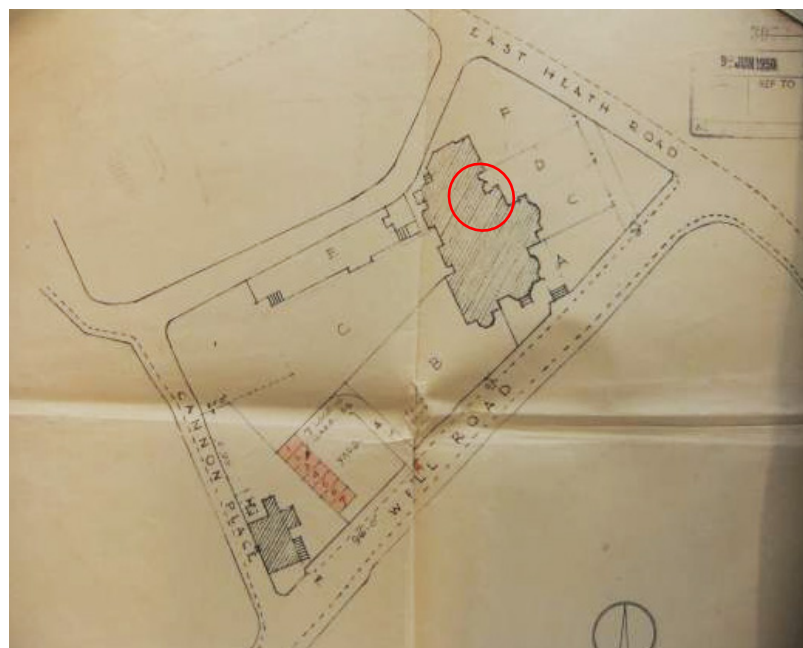


Figure 11 - 1950 Block Plan showing potential subdivision and new-build in the garden. RIBA Collection.

The property was bought in 1950 by Alexander Gibson, who converted it into 6 maisonettes, with new-build garages and a house in the garden, in 1952.



Figure 12- Circa 1952 Street view of The Logs. RIBA Collection

The following are illustrations from an article about the conversion, published in the Architects Journal of 10 January 1952:

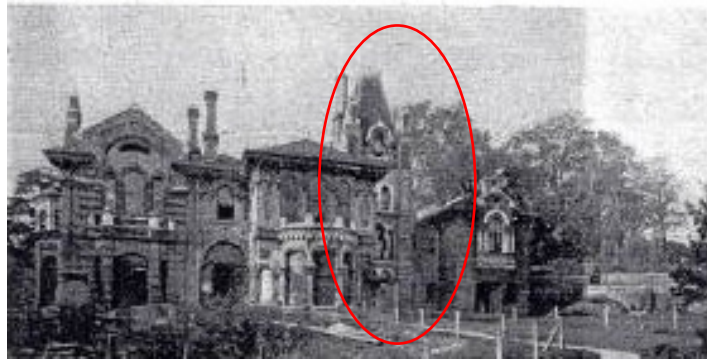


Figure 13 - 1952 Front Elevations.

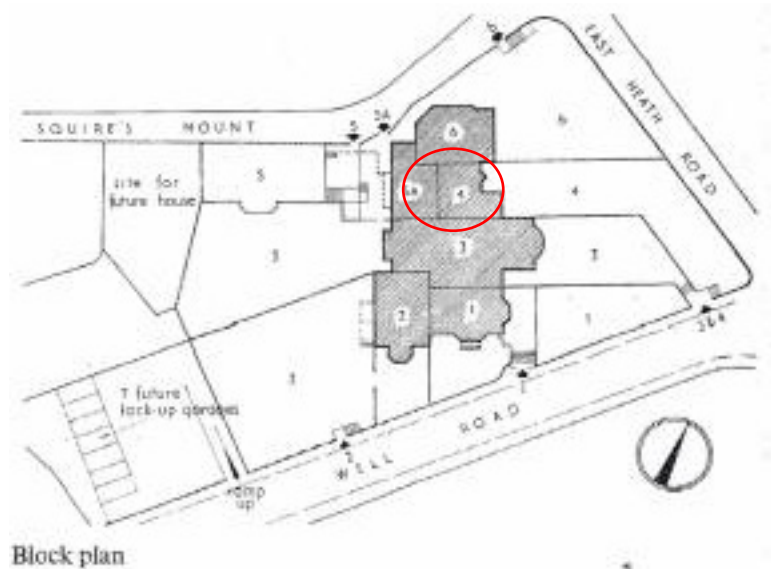


Figure 14 - 1952 Block Plan



Figure 15 - 1952 First Floor Plan

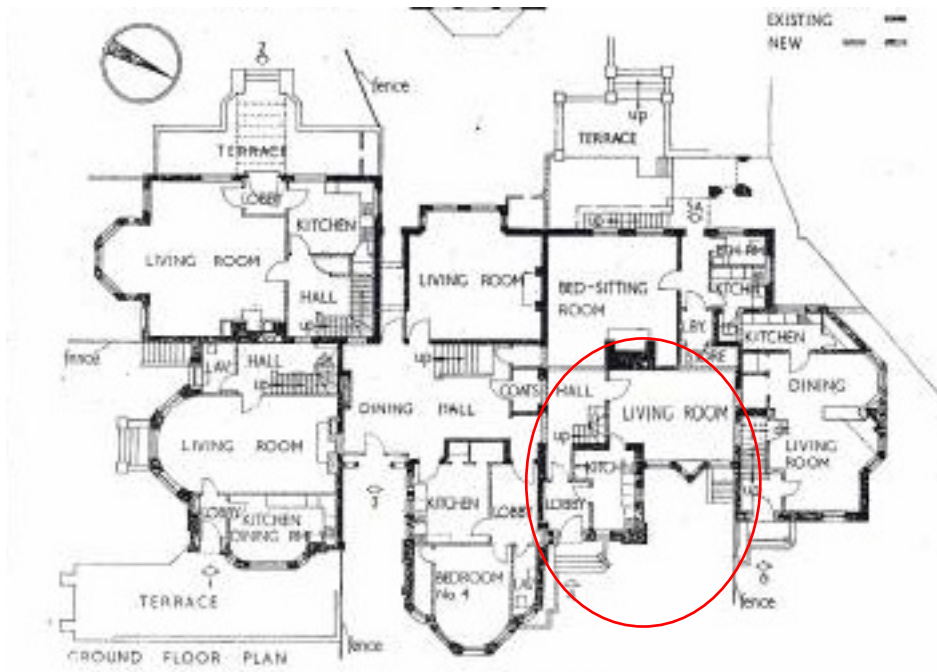


Figure 16 - 1952 Ground Floor Plan

4.7 Subdivision interior works

As part of the subdivision, works to modify number 17 include the following:

- Creation of new front door
- Remodelling of former pantry to form entrance lobby and kitchen
- Partial removal of Minton tiles on the first floor to form new partitions for a larger bathroom and a bedroom
- Blocking up of doorways to adjacent rooms, now within another flat.
- Blocking up of stairway down to cellar

The 1954 Ordnance survey shows this initial stage of subdivision and new-build.

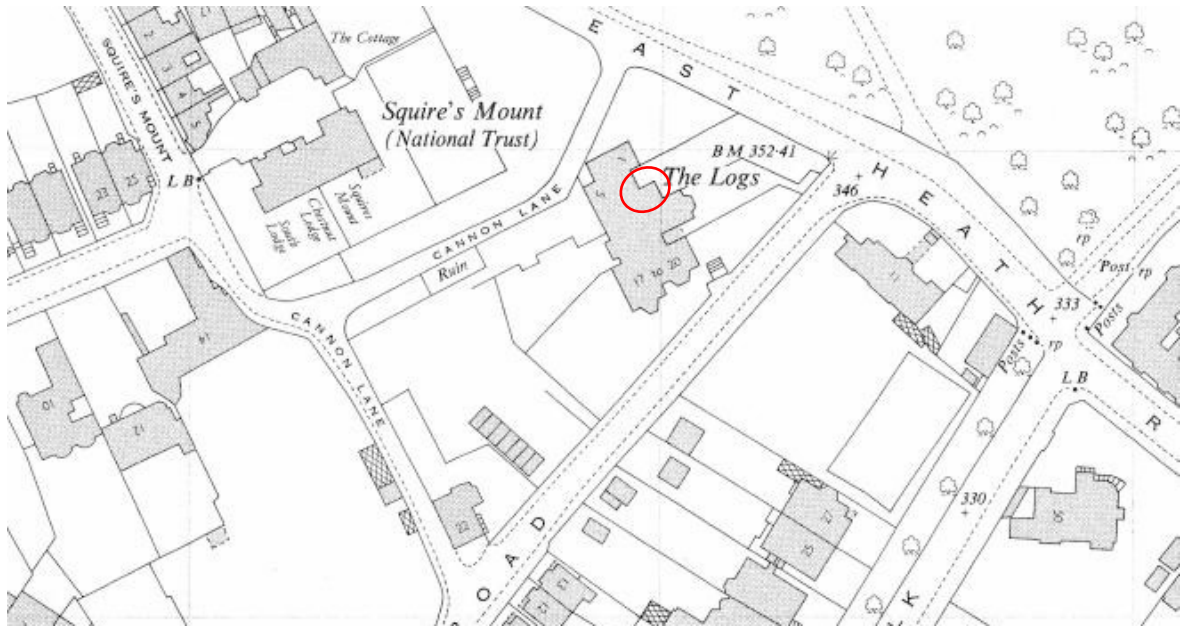


Figure 17 - 1954 Ordnance Survey Map

5 STATEMENT OF SIGNIFICANCE

5.1 Relevant Policies

This statement assesses the significance of 17 Well Road in accordance with the English Heritage policy documents, *Conservation Principles, Policies & Guidance* and *Guidance for the Sustainable Management of the Historic Environment*.

It complies with the Policy requirement under National Planning Policy Framework 2019 (189)

describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.2 Methodology

It is to be read in conjunction with the F3 Architects Plans of Significance, which sets out the levels of significance for each of the spaces.

The Values of Significance described in Conservation Principles are as follows:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

5.3 17 Well Road demonstrates these values in the following ways:

Evidential Value – *“the potential of a place to yield evidence about past human activity”*

- 17 Well Road is part of a distinctive architect-designed villa of the 1860s.
- Its situation within its broader context provides evidence of the growth and evolution of Hampstead.
- Its position, scale and design provide evidence of a high social status house of the period.

Historical Value – *“the ways in which past people, events and aspects of life can be connected through a place to the present”*

- 17 Well Road shows the evolution of a substantial country house on the edge of London.
- No.17 is a significant part of ‘the Logs’ and provides evidence of the social hierarchy and fashions of the period.

Aesthetic Value – *“the ways in which people draw sensory and intellectual stimulation from a place.”*

- The unique architectural composition and wilful variety of architectural elements, results in a building of distinction.
- The building has stimulated writers to make comment (positively and negatively), including Pevsner (who called it a ‘formidable monstrosity’).

- The interior layout, tower, architectural features, volumes, design, textures and details complement the design of the whole building (The Logs) and group listing (The Logs and attached wall and archway).

Communal Value – *“associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”.*

- 17 Well Road provides an important part of the character and streetscape of this part of the Conservation Area.
- Together with nearby properties, such as Foley House and Klippan House, it creates a distinctive and prominent character
- Contribution towards landmark qualities and public appreciation.

The level of value is assessed using five criteria: high, medium, low, neutral, and negative.

- **1. High** – the element is critical to understanding of significance. The complete areas of original fabric and design are assessed as being of High value and significance.
- **2. Medium** – the element is important to understanding of significance. The areas of later Nineteenth century changes and incomplete original fabric are assessed as being of Medium value and significance.
- **3. Low** – the element makes some limited contribution to understanding of significance. Extensively damaged Nineteenth century fabric and areas of modern fabric reinstated in a complementary historic style are generally assessed as being of Low significance.
- **4. Neutral** – the element is not negative, and could be enhanced to make a positive impact of the understanding of significance. Less sympathetic modern additions, replacements and changes are generally assessed as being of Neutral significance.
- **5. Negative** – the element is harmful or intrusive and detracts from the understanding of significance.

6 PROPOSALS – ASSESSMENT OF EFFECT AND IMPACT:

6.1 Relevant Legislation and Policies

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be paid to the desirability of preserving the listed building or its setting or any features of architectural or historic interest which it possesses.

Section 72 confirms that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Policy NPPF 192 states that:

“In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Policy NPPF 193 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Policy NPPF 196 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.”

Camden Strategic Policy Objective 7 is to:

“Promote high quality, safe and sustainably designed buildings, places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our conservation areas and our other historic and valued buildings, spaces and places.”

Camden Local Plan Policy D/2 Heritage states that:

“The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area

Listed Buildings

To preserve or enhance the borough's listed buildings, the Council will:

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting."

Camden Policy 7.41 confirms the legislative and national plan policy basis above, and states that the Council "expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings."

Hampstead Conservation Area Appraisal page-58 describe current issues and approaches for the management of the Conservation Area as follows:

"ELEVATIONAL ALTERATIONS AND LOSS OF DETAIL The properties in the area have a wealth of applied decoration and detail on them, however many have lost elements of the original details and that has eroded, in places, the character and appearance of the area. Replacement of windows has a significant impact and in particular the use of PVCu impairs the architectural integrity of buildings since it does not have the same mouldings and degree of relief as the originals. The embellishments of the properties; cornices, pilasters, eaves, capitols, bargeboards, rubbed and carved brickwork, porches etc, are essential to the character of the Conservation Area and need to be retained and restored. Other alterations can also erode the character; satellite dishes, paint colour, materials, security shutters."

5.9 Policy H17 (page 61) states:

"MATERIALS AND MAINTENANCE

In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary."

6.2 Methodology

The **effect** is assessed as positive (beneficial), negative (harm) or negligible, using four levels: high, medium, low, and negligible.

- **1. High** – Substantial change, such as loss of fabric or setting.
- **2. Medium** – Significant less than substantial change that would affect how the heritage asset is perceived or understood.
- **3. Low** – Some change to its fabric or setting that would provide a detectable difference to its understanding or context.
- **4. Negligible** – Nominal change or change that is compatible with the existing character.

The **impact** is assessed as positive (beneficial), preserve (beneficial repair), negative (harm) or negligible. Where harmful, the level is categorised as substantial or non-substantial, in accordance with NPPF 132-134.

- **1. Beneficial** – includes the reinstatement of lost original features, the revealing of hidden evidence, and / or the improvement of the appearance and visual interest.
- **2. Preserve** – beneficial carrying out works of like-for-like repair and resolving construction and weathering problems to improve longevity of the asset.
- **3. Negative** – harm or adverse alterations to the interest of the asset that should be offset by heritage or public benefit.
- **4. Negligible**

7 SCHEDULE OF SIGNIFICANCE, EFFECT AND IMPACT: EXTERNAL

This section of the report is to be read in conjunction with the Heritage Significance Plan, and the proposals drawings. Each section below summarises the significance, extent and impact of the detailed proposals described on those plans.

ELEMENT	HERITAGE VALUE	CONDITION	PROPOSALS (effect/ impact)
Tower	High (original)	Good (most)	<p>Negligible/ Preserve – Like-for-like repairs of damaged elements. Removal of modern, black paint to stone work.</p> <p>Negligible/ Beneficial - Relocation of unsympathetic roof terrace access and railings (currently accessing via a prominent tower window). Provide alternative access from rear of tower, where concealed from view.</p>
1876 'wing'	High	Good (most)	<p>Negligible/ Beneficial – Remove unsympathetic railings to roof terrace and relocate roof access. Replace railings with more sympathetic design that does not detract from the façade.</p>
1980s 'porch'	Low	Good	<p>Negligible/ Beneficial – Remove metal railings to balcony area. Replace railing with more sympathetic glazed design that allows for a better appreciation of the original tower volume.</p>
Windows	Low (Modern) in High (original openings)	Reasonable / poor	<p>Negligible/ Beneficial – improve unsecure fixing and waterproofing details to windows, particularly to glazed junctions between original and 1876 fabric.</p> <p>Negligible/ Preserve – Modern glazing to the windows immediately surroundings roof terrace to be replaced, where required, to meet current Building Regulation requirements for Part K, protection from fall.</p> <p>Negligible/ Beneficial - window frames currently painted in modern black paint – to be carefully stripped, repaired and redecorated to match immediately adjacent No.18, to provide a consistent appearance in the front elevation.</p> <p>Negligible/ Beneficial - Original design to be reinstated to first floor front elevation windows of 1876 wing to replace 1950s smaller window (W-01-17.04).</p>
Roof Lights	Low (Modern) in Medium (assumed 1876 openings – subject to opening up works)	Reasonable/ Poor	<p>Negligible/ Beneficial - 2 rooflights to be removed as part of proposed design (WC and Bedroom rooflight). Rooflight W-02-17.06 remove modern wired Georgian glazing and unsympathetic Flash band flashing. Subject to opening up work, refurbish structure as required and new Part K compliant opaque glazing as required.</p>
Tower Roof	High (original)	Good (most).	<p>Negligible/ Preserve - Full survey to be undertaken once scaffolding provided – allow for like for like repairs as required to make good.</p>
Flat Roof	Low (modern)	Poor	<p>Negligible/ Preserve - Poor falls and gullies. Insufficient waterproofing upstands. Review condition and consider replacing.</p> <p>Negligible/ Preserve – Remove modern timber screen in poor condition. Replace with new timber screen to meet Building Regulation requirements for Part K, protection from fall</p>



Figure 18 - Proposal - to remove unsympathetic black paint to stone and windows. Stone elements to be restored to original finish below and timber elements to be redecorated in an off-white to match immediately adjacent No.18 Well Road- providing a consistent and coherent front elevation.



Figure 19 - Modern glazing and flashing to rooflights. LHS image - Proposals - remove modern glazing and Flashband and replace with clear, toughened glass to meet Part K requirements for protection from fall. RHS image - Proposals – rooflight to be removed and roof to be repaired accordingly.



Figure 20 - View of existing roof terrace access - a metal landing bridges across from a tower window onto the roof terrace, with railings fixed into the top of the parapet. Proposal – remove unsympathetic bridge and metal balustrading. Provide alternative roof and maintenance access from the rear of the tower, where it will be concealed from view. Replace balustrading with a more sympathetic design that will not detract from the front elevation, set at the lower level of the roof terrace.



Figure 21 – LHS image shows unsympathetic cementitious render to rear elevation tower detailing. RHS shows original detailing to side elevation. Proposals – Brickwork to be repaired by specialist masonry conservator to match original detailing like for like.



Figure 22 - Poor roof to glass detailing. Proposals - review roof waterproofing upstands and replace modern glazing with clear Part K compliant glazing to protect against fall. Window in RHS image – Proposals to raise opening to provide new access to roof and improve waterproofing junction.

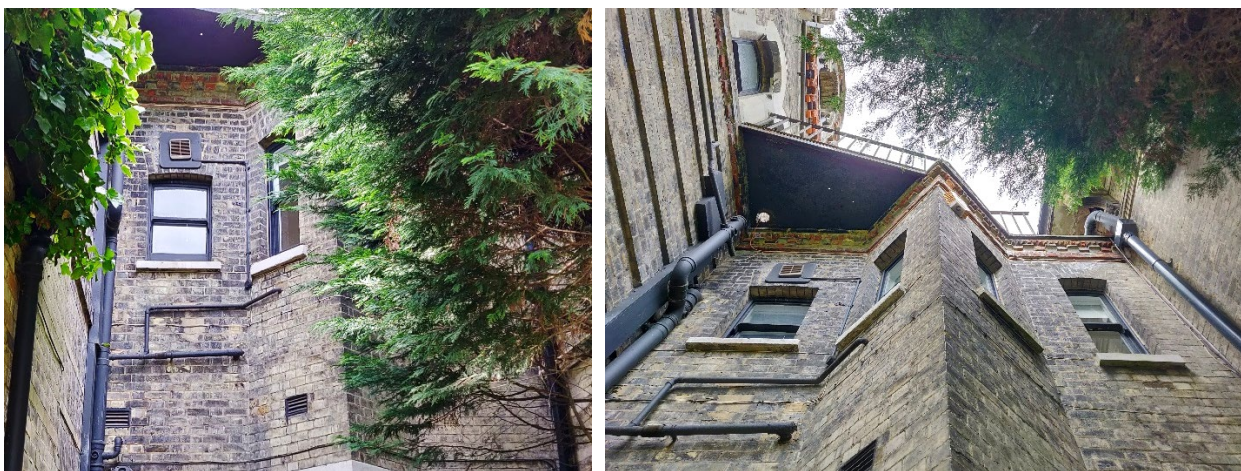


Figure 23 - First floor LHS window was reduced in size in 1950s for bathroom, to install vent above and bath at cill height. Proposal - remove vent and reinstate original window size to match other windows in the window group.

8 SCHEDULE OF SIGNIFICANCE, EFFECT AND IMPACT: INTERNAL

This section of the report is to be read in conjunction with the Heritage Significance Plan, and the proposals drawings. Each section below summarises the significance, extent and impact of the detailed proposals described on those plans.

ELEMENT	HERITAGE VALUE	CONDITION	PROPOSALS (effect/ impact)
Interior Ground Floor			
Entrance Vestibule	Low (C20)	Good (most)	Negligible/ Negligible – Removal of existing toilet partition and fitting of new glass partition in a different position as to allow for a space with better proportions and natural lighting conditions
Stair	High (1876 remodel to suit new wing)	Good	<p>Negligible/ Negligible – Existing modern carpet finish to be replaced with a contemporary finish to follow the overall interiors upgrade.</p> <p>Negligible/ Negligible – Wall infills to create a more regular wall to the stair enclosure</p> <p>Negligible/ Negligible – Removal of modern steel column, to be replaced by new partition.</p> <p>Negligible/ Beneficial – Reinstating the original opening to No.18</p>
Living Room	Low (1876 but has been extensively altered to block all doorways. No interior finishes or features remain and ceiling height altered to suit later services)	Good	Negligible/ Beneficial – Removal of modern skirting and mouldings. New skirting and cornice to match original ones
Kitchen	Low (extensively altered in 1950s – no interior finishes of features remain. External window survives between entrance vestibule and kitchen, albeit modified to create a door. Ceiling has been lowered)	Good	Negligible/ Preserve – Reinstating and enlarging original opening to the base of the tower to create new access to guest bedroom (former living room)
First Floor			
First Floor Landing	High (1876 extension to new wing, but original Minton tiles, doors and other features remain intact. Partitions were	Good	<p>Negligible/ Beneficial – Reinstatement of original arched opening leading in to No.18</p> <p>Negligible/ Negligible – New fully reversible partition to close new bathroom from staircase area</p>

	modified in 1950s to provide bathroom and bedroom – Minton tiles below have unfortunately been removed)		Negligible/ Preserve – Door to former toilet (now dresser) to be fixed shut in situ.
Stair	High (1876 remodel to suit new wing)	Good	Negligible/ Negligible – Existing modern carpet finish to be replaced. Low/ Preserve – Fully reversible infills and lining to existing staircase walls to provide an even, flat surface, free from recesses.
Bedroom 1 (tower)	High (original room with original door, skirting and ceiling detailing. Modern cornice)	Good	Medium/ Negligible – Creation of new opening in the original wall, to allow access to the dressing area. Negligible/ Negligible – Walls to be covered with timber panelling
Bathroom	Medium (1876 – but altered in 1950s)	Good	Negligible/ Preserve – 1950’s partition to be removed to reinstate room to original proportions
Bedroom 2	Medium (1876 fabric, but 1950s remodelling subdivided space to provide bedroom and bathroom. Minton tiles removed from section of room which was previously circulation – original doors in modern openings.)	Good	Negligible/ Preserve – 1950’s partition to be removed
Second Floor			
Stair and Landing	High (1876 remodel to suit new wing)	Good	Medium/ Beneficial - Modify landing balustrade and window to provide access on to roof terrace, to allow for removal of unsympathetic metal balustrade on front facade
Bathroom	Medium (original but no remaining interior features)	Good	Negligible/ Preserve – Modern finishes to be removed. New skirting to match original
Third Floor			
Stair and attic tower room	High (original – staircase and floorboards original. Evidence of previous mezzanine above. Modern roof light at top of tower)	Good	Negligible/ Preserve – Alterations to modern joinery only.



Figure 24 - Ground Floor - original window openings and external brickwork wall remain visible within 1980s porch extension, albeit modified to create a new front door during 1950s subdivision. Note the ceiling down-stand against the window in the RHS image.



Figure 25 - Modern finishes throughout ground floor. 1876 Staircase and handrail retained.



Figure 26 – Mezzanine landing - original Minton tiles retained, albeit opening up works show that these were unfortunately cut at the line of the bathroom and bedroom partitions, when they were created in the 1950s.

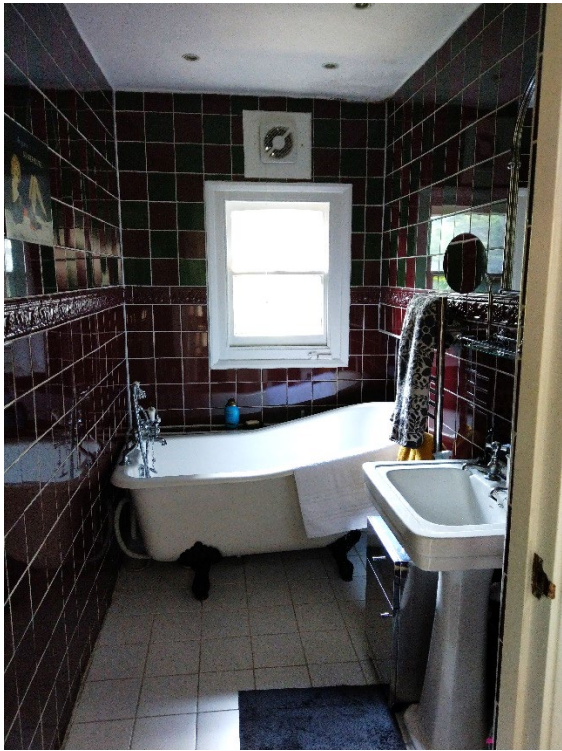


Figure 27 - Bathroom and Bedroom 2. Originally these would have been one room off the circulation corridor between the main staircase and the North Wing, these rooms were formed in the 1950 subdivision and the Minton tiles have been removed within these spaces. Original doors have been reused in modern frames, but no other internal finishes have been retained. The window was modified in the bathroom to create a smaller unit with space for an extract above. Proposals are for this to be reinstated, to match the other windows in the group.



Figure 28 - Bedroom 1 - Original door, skirting and ceiling profile. Modern grape cornice.



Figure 29 - Bathroom, with access to roof terrace via a window and metal bridge. Modern window shutters, finishes and ply flooring below tiles.



Figure 30 - Landing - 1876 Balustrade. Awkward junction between landing window (original) and 1876 extension roof. Poor waterproofing detail, with roof line hitting the glass above the window frame and cill. Window is concealed from all view except the roof terrace. This is the proposed location for the new roof maintenance access. Proposals – raise window opening and modify landing to provide door. Raising the opening will also improve the waterproofing detail on the roof side, with sufficient upstand to protect the brickwork and window from moisture damage.



Figure 31 - Attic room and stair - Original staircase and timbers. Evidence of a previous mezzanine within the space (and ladder access notches). Modern rooflight at top of tower.

9 CONCLUSIONS

These proposals preserve and enhance the appearance and use of the Listed Building and this part of the Conservation Area, as follows:

- The proposals are based on archive research and are designed not to remove or damage the original fabric.
- No extensions are proposed.
- The remodelling of an existing rooftop window, to provide alternative access, will allow the unsympathetic metal 'bridge' to the prominent front elevation to be removed.
- The landscape proposals will remove clutter from the front elevation and improve the setting of the listed building.
- The proposals enhance by removing unsympathetic modern alterations.
- The proposals enhance by reinstating lost elements of the original recorded design.

The impact on the designated heritage assets would be minimal and will not harm their special interest. In the case of impact that is 'less than substantial', NPPF 134 directs that this is weighed against the public benefits of the proposal. Those benefits include enhancing the fabric, character, appearance, use and viability of the heritage asset.

As a result, the proposal complies with Local and National policies relating to Listed Buildings and the Conservation Area; and the statutory duty to preserve the special interest of the Heritage Assets will be fulfilled.